

Your next home could be at the  
**GATEWAY TO THE WATERFRONT!**  
**Fr. Pat Carroll Green**  
in the heart of Yonkers



**SPACIOUS • AFFORDABLE • SECURE • BEAUTIFUL**

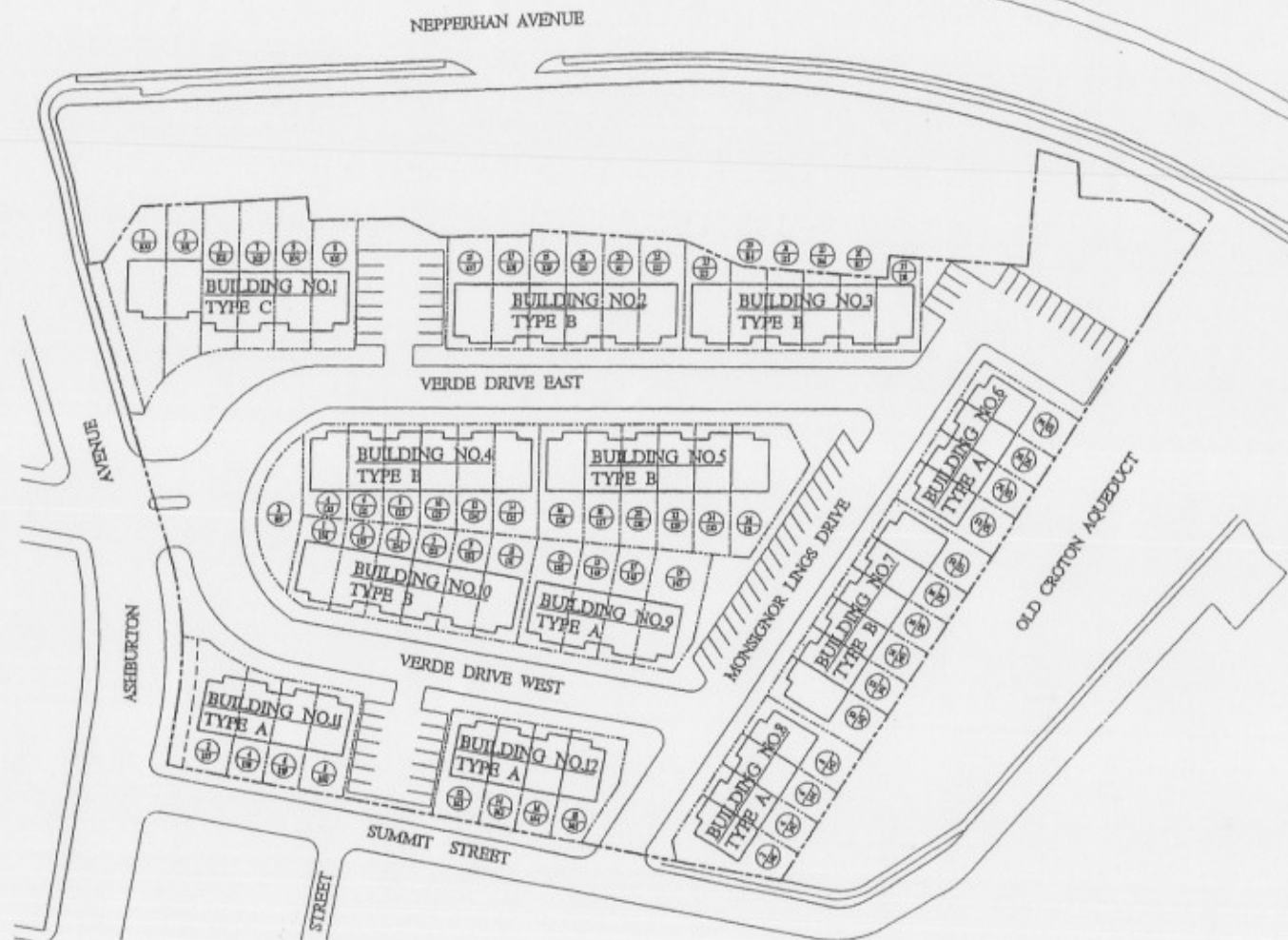
# **Fr. Pat Carroll Green:** 62 new two-family townhouses. The right home to meet your needs is now available at the right price.

*These homes offer purchasers the opportunity to generate income from the rental of the upstairs apartments reducing their monthly costs. Buyers gain the many tax advantages and benefits of becoming homeowners with monthly housing costs within their family budget. Down-payment requirements are reasonable. Each duplex home features three large bedrooms, two baths, a spacious living room and dining area, and a modern kitchen with room to work. A dishwasher is included and a hook-up for a washer and dryer is provided. Heat and hot water are gas-fired. Your own private garden and your own private garage add to the attractive advantages of ownership of these lovely properties. In addition, the third floor renter's apartment includes two bedrooms, a bath, a kitchen-dining area, and a large living room. Ample parking is available for renters and guests.*

Live with the conveniences of a major city and enjoy its many cultural, recreational, and medical advantages. These are some of the many nearby features of this attractive location:

Schools  
Houses of worship for all denominations  
Major parkways  
Metro-North Railroad  
Bee-Line Buses  
The new Yonkers Riverfront Library  
Historical Phillipse Manor Hall  
Phillipsburg Performing Arts Center  
Hudson River Museum and Planetarium  
Untermeyer Park and Garden  
Beczak Environmental Education Center  
ParkCare Pavilion  
St. Joseph's Medical Center

St. John's Riverside Hospital  
Old Croton Trailway State Park  
The Hudson River Pier & Esplanade Park  
Dunwoodie Golf Course  
Tibbetts Brook Park and Pool  
Yonkers Paddling and Rowing Club  
The Yonkers YMCA and YWCA  
Police Athletic League  
Polish Community Center  
Portuguese Community Center  
Cross County Shopping Center  
Yonkers City Hall



### How to get to Fr. Pat Carroll Green:

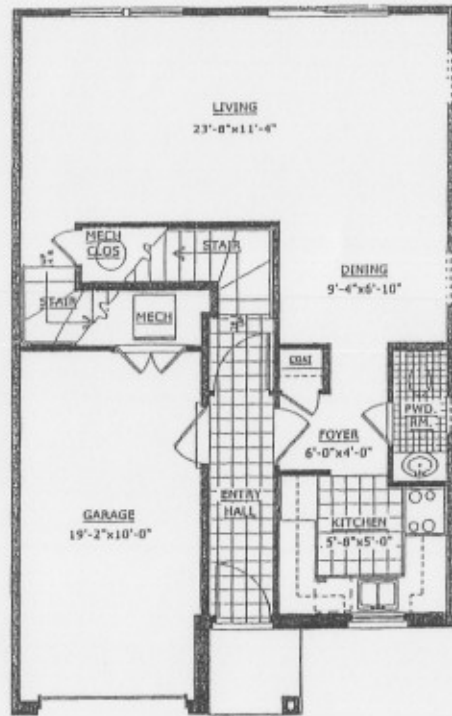
*From the East: From the Hutchinson River or Bronx River Parkways, proceed west on the Cross County Parkway to Exit 2. Stay in the right lane and turn right onto Ashburton Avenue. The site is at the 2nd intersection, the southwest corner of Nepperhan Avenue.*

*From the West and South: From Riverdale Avenue turn east onto Prospect Street. After one block Prospect Street becomes Nepperhan Avenue. Continue on Nepperhan Avenue bearing LEFT at the fork. The site is at the southwest corner of Nepperhan and Ashburton Avenues.*

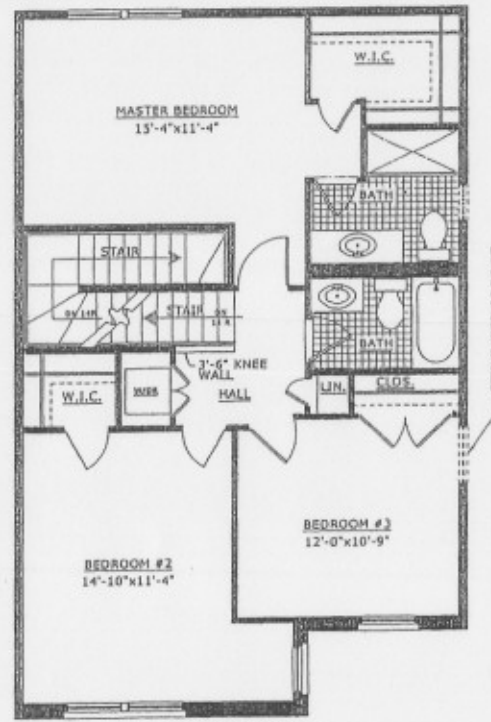
*From the North: Take the Saw Mill River Parkway south to Exit 5, Yonkers Avenue West. Turn right at the end of the ramp onto Yonkers Avenue. Make the first right onto Ashburton Avenue. The site is at the southwest corner of Nepperhan and Ashburton Avenues.*



# Fr. Pat Carroll Green

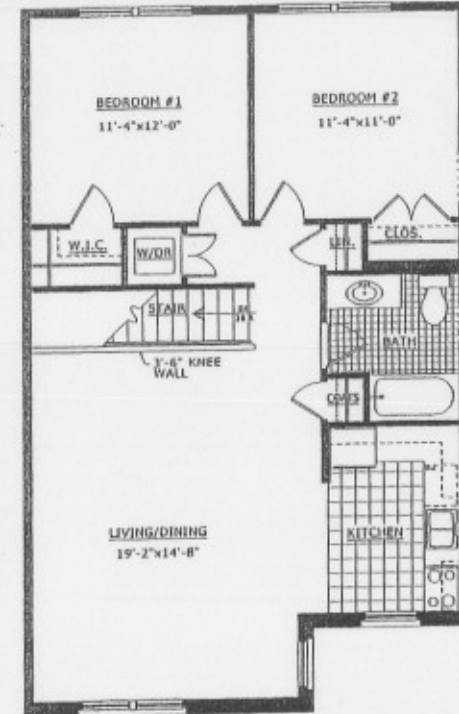


1ST FLOOR



2ND FLOOR

OWNER'S DUPLEX



3RD FLOOR

RENTAL UNIT

All dimensions are approximate only. Dimensions are subject to field variation and construction tolerances. Plans are subject to minor changes of alteration.

## Requirements:

First time homebuyer

Income limits

Resale and rental restrictions to keep property affordable

